



WAIKIKI NEIGHBORHOOD BOARD NO. 9

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MINUTES OF REGULAR MEETING JUNE 13, 2006 WAIKIKI COMMUNITY CENTER

CALL TO ORDER: The meeting was called to order by Chair Finley at 7:00 p.m.

MEMBERS PRESENT: Jo-Ann Adams, Les Among, Tom Brower, Ray Gruntz, Jim Poole, Mary Simpson, Jeff Apaka, Laurence Connell, Louis Erteschik, Bob Finley, Walt Flood, Jack Myers, Bert Benevento, David Chen, Gerald Katahara, Jeff Merz, Mike Peters.

MEMBERS ABSENT:

GUESTS: Joe and Mary Cowing, Cindy McMillen and Andrew Garrett (Communications Pacific), Yumiko Moffat, Bill and Helen Sweatt, Lori Wingard (Councilmember Charles Djou's Office), Councilmember Charles Djou, B. Hudman (Sierra Club), John Thorvaldsin, Keith Kurahashi (Kusao and Kurahashi), Stefan Fakeke, Brian Kluess, Helen Carroll, Mark Smith (HUSH), Joan Nagawa (WCC), Jamie Mitchell, Madeline Bungo, Marilyn Veraer, Jim McCoy, Eric La'a (Representative Scott Nishimoto's Office), Hough Noah, Ron Lockwood (McCully-Moiliili Neighborhood Board No. 8), Pat Lee (Honolulu High Capacity Transit Corridor Project), Rex Saunders, Daniel Chun (Governor's Office), Lt. P. Loudermilk (HPD-Waikiki Station), Jim Kehoe and Keith Anderson (Bellrad Group), Greg Rapp and Robert Irvine (CM & D), Jim Freenman (Wimberty Allison Tong and Goo), Craig Luke (R. M. Towill), Rick Egged (Waikiki Improvement Association), Carol Sword, Keith Rollman (Mayor's Office), Eric Takamura (Department of Environmental Services), William Wanner (M&E Pacific), Eldon Franklin and Myron Fujimoto (Department of Design and Construction), Dean Chu (Neighborhood Commission Office staff).

ESTABLISH A QUORUM: Chair Finley noted that a quorum was present.

ELECTION OF OFFICERS FOR 2006 – 2007: Chair Finley relinquished the chair to Vice Chair Erteschik.

CHAIR – Flood nominated Finley. Connell seconded the nomination. Myers nominated Erteschik. Erteschik declined the nomination. There were no other nominations. Finley was elected with Grutz making the only dissenting vote.

VICE CHAIR - Myers nominated Erteschik. Apaka seconded the nomination. There were no other nominations. Erteschik was elected by a unanimous vote.

SECRETARY – Chen nominated Peters. Myers seconded the nomination. Merz nominated Adams. Benevento seconded the nomination. Peters and Adams were given the opportunity to address the Board on their nominations. A vote was held with the following results: for Adams – Gruntz, Benevento, Adams, Brower; for Peters – Among, Poole, Simpson, Apaka, Connell, Erteschik, Finley, Flood, Myers, Chen, Katahara, Merz, Peters. Peters was elected secretary.

SUBDISTRICT 1 VICE CHAIR – Flood nominated Adams. Benevento seconded the nomination. Peters nominated Poole. Connell seconded the nomination. Adams and Poole were given the opportunity to address the Board on their nominations. A vote was held with the following results: for Adams – Gruntz, Benevento, Apaka, Brower, Flood, Adams, Myers; for Poole – Poole, Chen, Katahara, Connell, Erteschik, Among, Peters, Akaka, Simpson, Finley. Poole was elected subdistrict 1 vice chair.

SUBDISTRICT 2 VICE CHAIR – Erteschik nominated Flood. Connell seconded the nomination. Merz nominated Myers. The nomination was seconded. Flood was unanimously elected subdistrict 2 vice chair.

SUBDISTRICT 3 VICE CHAIR – Peters nominated Benevento. Erteschik seconded the nomination. Adams nominated Merz. Myers seconded the nomination. Benevento and Merz were given the opportunity to



address the Board on their nominations. A vote was held with the following results: for Benevento – Gruntz, Benevento, Brower, Peters, Among, Erteschik, Flood, Adams, Connell, Katahara, Myers, Poole; for Merz – Chen, Simpson, Apaka, Finley. **Benevento was elected subdistrict 3 vice chair.**

TREASURER – Apaka nominated Chen. Gruntz seconded the nomination. There were no other nominations. **Chen was unanimously elected treasurer.**

TREASURER'S REPORT: Chen reported for the month of May, the Operating Account's previous balance was \$487.25, the current month's expenses were 107.92, leaving a balance of \$379.23, the Publicity Account previous balance was \$1074.36, the current month's expenses were \$208.33, leaving a balance of \$866.03, and the Refreshment Account remains unchanged with a balance of \$120.00.

7:23 p.m.

Vice Chair Erteschik relinquished the chair to Finley.

Chair Finley deferred the agenda to take the Elected Officials portion after the presentations. There were no objections.

CITY AGENCIES:

HONOLULU FIRE DEPARTMENT - No representatives were present, it was believed the Waikiki Station was unavailable due to the fire at the UH Lab School.

HONOLULU POLICE DEPARTMENT – Lt. Loudermilk distributed a written report that included statistics and reported/highlighted the following:

1. The statistics show a 20 percent decrease in burglaries and thefts, but a 20 percent increase in unauthorized entry into motor vehicles. Overall statistics are low.
2. Citations issued included 32 for loud music, 28 for loud mufflers, and 113 for illegal camping within this district.

Questions, answers and comments followed:

1. In response to Myers, most of the illegal camping citations were issued to homeless persons. There are 774 illegal camping citations issued to date, approximately 95 percent to homeless persons. The citation requires an appearance in court, the judge sets the fine.
2. Among noted receipt of complaints that officers did not, upon request, provide their full names and badge numbers to persons requesting the information. Lt. Loudermilk noted that officers are supposed to provide this information upon request. Among noted that he will follow up on this matter.
3. Bill Sweatt commended police officers' response to a loud party.
4. Myers questioned the accuracy of the statistics' report showing only 23 drugs/narcotics cases last month when he could see that many just driving down the street on any day. Lt. Loudermilk encouraged the reporting of drug activity to police when it is seen.
5. Gruntz requested information on the number of drug related calls and the results.
6. Smith commended police efforts to deal with noisy motorcycles, and cited a specific incident.
7. Carroll suggested there be a program like the Click It or Ticket for seatbelts, be implemented for drivers who don't use turn signals. Lt. Loudermilk noted that the Click It or Ticket program is a

national program that provides special funding. Implementing a local program for turn signal enforcement would not be easy.

8. Merz noted seeing officers running yellow lights and not using turn signals. Lt. Loudermilk reported if one sees such violations are seen, license numbers and other information be taken down and submitted for an administrative investigation. He noted that officers respond to calls as soon as possible, and like other emergency service responders, are allowed to break traffic laws when doing so.
9. Apaka noted unsafe drivers passing drivers trying to park on Ala Wai Boulevard.

Lt. Loudermilk was thanked for attending the meeting and was available with other officers at the back of the meeting room for additional questions.

7:42 p.m.

BOARD OF WATER SUPPLY – No representative was present, a written report and water conservation booklets were received and made available for interested persons to review.

CITIZENS' ANNOUNCEMENTS:

PRESENTATIONS:

2121 KUHIO AVENUE PROJECT – Jim Kehoe, from Bellrad Group, reported they are seeking a rezoning of this parcel from Resort Commercial to Mixed Use Resort. Planned is a residential project with the building to cover 50 percent of the lot, underground parking, one-third of the parcel in public open space, a restaurant, outdoor dining space, no new curb cuts, project follows the City's long term vision for Waikiki, and a mauka – makai building alignment so as not to block view plains. Architectural renderings from architects Wimberly, Allison, Tong and Goo were shown of the building with approximately the lower four stories area open-aired, with the first floor of rooms beginning about the fifth floor level. They have been seeking comment on the project and have made some adjustments.

1. In response to Myers, the project could include approximately 200 – 220 condominium units, or 260 hotel units, parking would be underground and also accommodate the requirements for the commercial component, and there are no plans for public restrooms.
2. The fence bordering on a street and around the swimming pool is a safety requirement.
3. In response to Connell, the planned building height is 300 feet, with 27 floors of units.
4. In response to Connell, without the rezoning, a commercial development could built to 80 percent lot coverage with only required setbacks from the street and no open space requirement.
5. In response to Erteschik and Flood, a decision has not been made at this time as to whether the units will be condominium, time share, hotel, or some combination. That decision is not expected to be made for another 12 – 15 months and will be based on market conditions. It was noted that knowing the type of units is needed for some members' voting decision.
6. Adams and Among noted their support of the design of the building.
7. Among and Gruntz expressed concern about the carrying capacity of Waikiki and the reaching the point of enough development.
8. Gruntz expressed concern about noise from the two swimming pools seen in the drawings and suggested they be moved to the top of the building.

9. Kluess noted at one time there were plans several years ago for a 60-foot high building on this site and questioned the credibility of the developers on the changes, infrastructure, and that a hotel use is less desirable than other uses, and questioned the use of a public relations consultant.
10. A resident opposed the project, citing concerns about the infrastructure.
11. Sweatt expressed concern that approval of the zoning change could set a precedent for similar development in the area.
12. Mertz noted that the developer has the right to develop to 300 feet under the zoning, has completed an environmental assessment as requested, sees no difference in the development of hotel, condominium or timeshare units, and commended the developer for bringing this project before the public.
13. Sword opposed commercial development on this site and supported development of timeshares, and took issue with the request that the developer provide public restrooms, which is not their responsibility.
14. Myers questioned the developer being undecided about what type of units will be developed.
15. A resident suggested that the sewer infrastructure be improved before development occur.
16. The developer is working with the City on sewer capacity and submitted proposals based on developing 205, 220 or 260 units, and could increase the size of the sewer line fronting this project.
17. Egged noted the Waikiki Improvement Association supports this project, noting it will provide open space that commercial development would not, the use of a consultant to prepare the environmental assessment is common practice, and that this project is being done the right way.
18. Among supported the project, but expressed concern about the carrying capacity of the area.
19. Chair Finley expressed the need to have more information, such as the type of units to be developed, and the impact it would have on the surrounding area. He also noted contacting the Board of Water Supply which reported that it can supply the building's needs.
20. Mitchell expressed concern about the blocking of views and wanted documentation of the developer's position that view plains would not be blocked.
21. Erteschik opposed the project, noting concerns about the credibility of the developer.

Erteschik moved and Myers seconded that the Board oppose the zone change. Discussion followed.

1. Kehoe reported that they are seeking a zone change, no variance is needed. He also noted the project has one swimming pool and one reflecting pool.
2. Peters opposed the zone change.
3. It was noted that the Board will have additional opportunities to comment on this project, not only for the zone change, but for the Waikiki Special District permits.
4. Benevento supported residential development.
5. Merz noted the developer is doing what is required for this project.
6. Kehoe noted work is being done with the City Department of Planning and Permitting, which includes infrastructure requirements.

7. Poole expressed the desire to know what type of units would be developed.

The motion failed, 5-10-2. Yea: Simpson, Erteschik, Katahara, Peters, Finley. **Nay:** Adams, Among, Myers, Brower, Gruntz, Poole, Connell, Benevento, Chen, Merz. **Abstain:** Apaka, Flood.

Merz moved and Gruntz seconded that the Board supports the zone change with a preference for only condominiums. The motion carried, 9-4-4. Yea: Adams, Among, Merz, Brower, Gruntz, Poole, Myers, Chun, Benevento. **Nay:** Simpson, Erteschik, Finley, Peters. **Abstain:** Apaka, Flood, Katahara, Connell.

Adams provided additional comments, noting that one cannot buy a view.

9:03 p.m.

BEACHWALK SEWER REPAIR PROJECT – William Wanner, from M&E Pacific, consultants to the City on this project, reported the Waikiki sewer project is a high priority of the City and the Governor has exempted the City from having to acquire some permits, but not exempt the City from meeting legal requirements in order to expedite the project. Also, the Environmental Protection Agency is monitoring this project.

The temporary by-pass line involves the installation of a line made of plastic pipe four feet in diameter, three inches thick and heat sealed at joints, running underground from the Beach Walk Street Pump Station on the makai side of the Ala Wai Canal, under Kaiolu Street across the canal to the mauka side, then along the bottom of the Ala Wai Canal to a pump station at Ala Moana Beach Park. The line will be assembled above ground, placed in the canal, and weighted down to submerge it. The project also includes the installation of six temporary pumps on the makai side of the Ala Wai Canal to pump sewage from the existing sewer line to the mauka side of the canal and connect to the temporary line. Microtunnelling using a small, remotely controlled drilling machine, will be used for the section from the Beach Walk Street Station under the canal, and will require access shafts. Soil tests have determined the soil is not stable enough to support the underground sections, so jet grouting – the pumping of concrete into the ground to stabilize it.

An equipment staging area has been established in Ala Wai Park and there will be traffic diversions, rerouting of the bike path, and relocating of five community garden plots. At the point where the line crosses Atkinson Drive, above ground trenching will be required to reach the pump station.

A 24-hour hotline, 203-5777, and a web site: beachwalkbypass.com, have been established to keep the community updated on this project.

Questions, answers and comments followed:

1. In response to Gruntz, the temporary line is expected to settle approximately six inches into the bottom of the canal. Gruntz noted that development of this line should accommodate planned future dredging of the canal.
2. In response to Poole, the jet grouting will be done before the tunneling.
3. In response to Benevento and Myers, the jet grouting work will be done during the day and will require some traffic diversion, and maintaining through traffic was requested.
4. In response to Adams, the line crossing the canal will be 25 feet deep on the makai side and 40 feet deep on the mauka side. Pumps will move the sewage through the lines.
5. In response to a resident, the tunneling work will be done at night and there should be no noise problem. The jet grouting will create only ordinary construction noise, about 80 – 90 decibels.
6. Myers opposed the rerouting of the bike path.
7. Thanks were expressed for the expediting of this project.

9:35 p.m.

COMMITTEE REPORTS: Deferred.

APPROVAL OF MINUTES FOR MAY 9, 2006 REGULAR MEETING: Flood moved and Gruntz seconded that the minutes be approved. The motion carried unanimously.

CHAIR'S REPORT: Chair Finley reported the following:

1. There will be a City Council committee meeting the week of July 7 on the bill to limit the number of parades in Waikiki.
2. Liquor license application by Blu Boy Inc., 444 Niu Street, for a Restaurant General license. Public hearing is scheduled for July 27.

ELECTED OFFICIALS: Deferred.

ANNOUNCEMENTS:

Pat Lee, High Capacity Transit Corridor Project, reported upcoming community update public meetings have been scheduled for: June 24, Kapolei Hale Auditorium, 8:30 a.m., June 26, Honolulu Hale Mission Memorial Auditorium, 5:30 p.m., and June 28, Aliamanu Intermediate School Cafeteria, 6:00 p.m.

ADJOURNMENT: The meeting was adjourned at 9:40 p.m.

Submitted by,

Dean Chu
Neighborhood Assistant